



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 14, 2013
Agenda Item No. 3

SUBJECT: Westcliff Court Tea Room MUP - (PA2013-004)
1703 Westcliff Drive
▪ Minor Use Permit No. UP2013-001

APPLICANT: Deborah Standley

PLANNER: Benjamin M. Zdeba, Assistant Planner
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** CG (Commercial General)
- **General Plan:** CG (General Commercial)

PROJECT SUMMARY

A minor use permit to convert 1,000 square feet of an existing 1,300-square-foot retail space to dining and kitchen facilities for the purpose of establishing a tea room (Eating and Drinking Establishment) with accessory retail sales of tea products. No late hours (after 11:00 p.m.) or alcohol sales are proposed as part of this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2013-001 (Attachment No. ZA 1).

DISCUSSION

- The proposed project will be located in a currently vacant commercial space located within the Westcliff Court commercial center (between Sherington Place and Westcliff Drive).

- The proposed project is an eating and drinking establishment with accessory retail sales, specializing in fresh-blended teas and limited specialty food items. An eating and drinking establishment is a use typically found within this type of commercial center development and is consistent with the land uses permitted within the Commercial General (CG) Zoning District and the General Commercial (CG) General Plan Land Use Element category.
- The requested hours of operation are from 9:00 a.m. to 4:00 p.m., daily. Staff recommends a condition of approval limiting the hours of operation between 7:00 a.m. and 10:00 p.m., daily so as to provide flexibility for future operational changes without surpassing the Zoning Code-specified late hour of 11:00 p.m.
- Staff believes a parking requirement of one parking space for every 50 square feet of net public area (810 square feet), or 17 parking spaces, is a reasonable number to require for the proposed use, given the number of seats (18) and employees (4) proposed, and mix of existing tenants located within the commercial center.
- Parking spaces are available within the commercial center development to provide the required number needed for the project. (See Attachment ZA 3 for Westcliff Court Parking Summary)
- Staff believes the project is compatible with existing and allowed uses within the commercial center and neighboring residential area. Conditions of approval are provided in the draft resolution so that the potential for negative impacts from its operation is minimized.

ENVIRONMENTAL REVIEW

The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to improve an existing commercial space to an eating and drinking establishment with accessory retail sales.

PUBLIC NOTICE

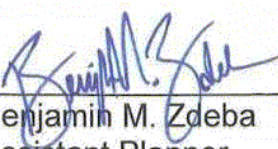
Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within fourteen (14) days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:


Benjamin M. Zdeba
Assistant Planner

GR/bmz

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Westcliff Court Parking Summary
	ZA 4	Project Description
	ZA 5	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-DRAFT

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP 2013-001 FOR THE WESTCLIFF COURT TEA ROOM, AN EATING AND DRINKING ESTABLISHMENT LOCATED AT 1703 WESTCLIFF DRIVE (PA2013-004)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Deborah Standley, with respect to property located at 1703 Westcliff Drive, and legally described as the Northwestern 80 feet of Lot 7, Tract 4225 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to convert 1,000 square feet of an existing 1,300-square-foot commercial space to dining and kitchen facilities for the purpose of establishing a tea room (Eating and Drinking Establishment) with accessory retail of tea products. No late hours (after 11:00 p.m.) or alcohol sales are proposed as part of this application.
3. The subject property is located within the CG (Commercial General) Zoning District and the General Plan Land Use Element category is CG (General Commercial).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on March 14, 2013 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.
2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to improve an existing commercial space to an eating and drinking establishment with accessory retail sales.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding

1. The proposed project is a food service, eating and drinking establishment to be located within the Westcliff Court retail and business office center (between Sherington Place and Westcliff Drive), which is designed and operated as a commercial center.
2. The General Plan land use designation for the site is CG (General Commercial), which is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs.
3. The proposed eating and drinking establishment is consistent with the General Plan General Commercial (CG) land use designation, as it is intended to serve a limited range of specialty food and beverage products to residents and visitors.
4. The subject property is not part of a specific plan area.

Finding

B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding

1. The site is located within the Commercial General (CG) Zoning District of the Newport Beach Zoning Code. The intent of this district is to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs. The proposed eating and drinking establishment is consistent with the land uses permitted within this zoning district.
2. Pursuant to Section 20.20.020 (Table 2-5 Allowed Uses and Permit Requirements), the proposed project requires approval of a minor use permit, because it is located within 500 feet of the residential zoning districts located north and south of the subject site.

3. The proposed use complies with Section 20.48.090 (Eating and Drinking Establishments) relating to required operating standards, and conditions of approval are included in this approval to maintain those requirements.
4. Section 20.40.060 (Parking Requirements for Food Service Uses) establishes criteria to determine the parking requirements for uses from one (1) parking space for every 30-50 square feet of net public area. The proposed project has a net public area of 810 square feet and has seating for a maximum of 18 customers. The establishment will be located within the Westcliff Court commercial center. Staff believes one (1) space for every 50 square feet of net public area is a reasonable number to require for the proposed use, given the project characteristics, parking supply, and mix of existing tenants located within the commercial center. Based on the net public area of the proposed establishment, a total of 17 parking spaces will be required ($810/50 = 16.2$). The Westcliff Court commercial center has surplus parking spaces available to provide the parking spaces required to accommodate this parking rate and the proposed use.

Finding

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding

1. The proposed project involves interior alterations to an existing commercial space within Westcliff Court to an eating and drinking establishment. The commercial center will still provide a surplus of parking spaces.
2. The proposed use will provide tea products for sale and will offer food products for on-site consumption with seating for a maximum of 18 customers. The operational characteristics of the use are those of an eating and drinking establishment, which is a typical use in these types of commercial centers.
3. The conditions of approval limit the hours of operation for the establishment from 7:00 a.m. to 10:00 p.m., daily. These hours will be compatible with the other uses in the shopping center and are not considered to be late by definition of the Zoning Code.
4. The proposed establishment will be located within a commercial center in a nonresidential zoning district. Although it is located less than 500 feet of a residential district directly to the north and south (within approximately 100 feet), the establishment is separated by a public right-of-way, landscaped area, and parking lot. The separation provides a buffer from potential noise generated by the establishment. The applicant is also required to control trash and litter around the subject property.

5. The applicant is required to obtain Health Department approval prior to opening for business, and to comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

Finding

- D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding

1. The existing building and parking lot within Westcliff Court have functioned satisfactorily with the current configuration. The proposed project, which includes interior alterations to convert an existing commercial space to an eating and drinking establishment will not negatively affect emergency access.
2. Adequate public and emergency vehicle access, public services, and utilities are provided within Westcliff Court and the surrounding area.
3. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

1. The project has been reviewed and this approval includes conditions to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
2. The restrictions on seating and net public area prevent adverse traffic impacts for the surrounding residential and commercial uses.
3. The proposed food service, eating and drinking establishment will help revitalize the project site and provide an economic opportunity for the property owner to

update the tenant space and provide additional services to the residents and visitors alike.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2013-001, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF MARCH, 2013.

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL****Planning Division Conditions**

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Use Permit No. UP2013-001 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
5. This minor use permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
6. The hours of operation for the establishment shall be limited to 7:00 a.m. through 10:00 p.m., daily.
7. The interior net public area shall be limited to 810 square feet. (This sum includes the 210-square-foot retail sales area.)
8. A minimum of 17 parking spaces (1 parking space per 50 square feet of net public area) shall be provided within the commercial center for the establishment.
9. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require subsequent review and may require an amendment to this use permit or the processing of a new use permit.
10. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
11. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.

12. No outside paging system shall be utilized in conjunction with this establishment.
13. All trash shall be stored within the building or within the existing dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies.
14. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
15. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
16. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Director of Community Development, and may require an amendment to this Use Permit.
17. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
18. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
19. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Westcliff Court Tea Room MUP including, but not limited to, the Minor Use Permit No. UP2013-001 (PA2013-004). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Conditions

20. All improvements shall be constructed as required by Ordinance and the Public Works Department.
21. Applicant shall reconstruct the existing and/or otherwise damaged concrete sidewalk panels, curb and gutter along the Westcliff Drive and Sherington Place frontages.
22. The existing street tree(s) along Westcliff Drive and Sherington Place shall be protected in place. Unauthorized tree removal(s) will trigger substantial penalties for all of the parties involved.
23. All new and existing sewer laterals shall have a sewer cleanout installed per City Standard STD-406-L with a traffic-grade box and cover. The new sewer cleanout shall be located within the public right-of-way.
24. All new and existing water services (i.e., domestic, irrigation, and fire) shall be protected by a City-approved backflow assembly per City Standards.
25. An encroachment permit is required for all work activities within the public right-of-way.
26. All improvements shall comply with the City's sight distance requirement pursuant to City Standard STD-110-L.
27. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
28. All on-site drainage shall comply with the latest City Water Quality requirements.
29. Applicant is responsible for all upgrades to the City's utilities as required to fulfill the project's demand, when necessary.

Fire Department Conditions

30. A 2A 10BC fire extinguisher shall be placed in a conspicuous location.
31. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, and an automatic fire extinguishing system consisting of a wet chemical extinguishing system complying with UL 300.
32. Sprinkler modifications may be required with any changes made to the interior of the tenant space at the discretion of the Fire Department.

Building Division Conditions

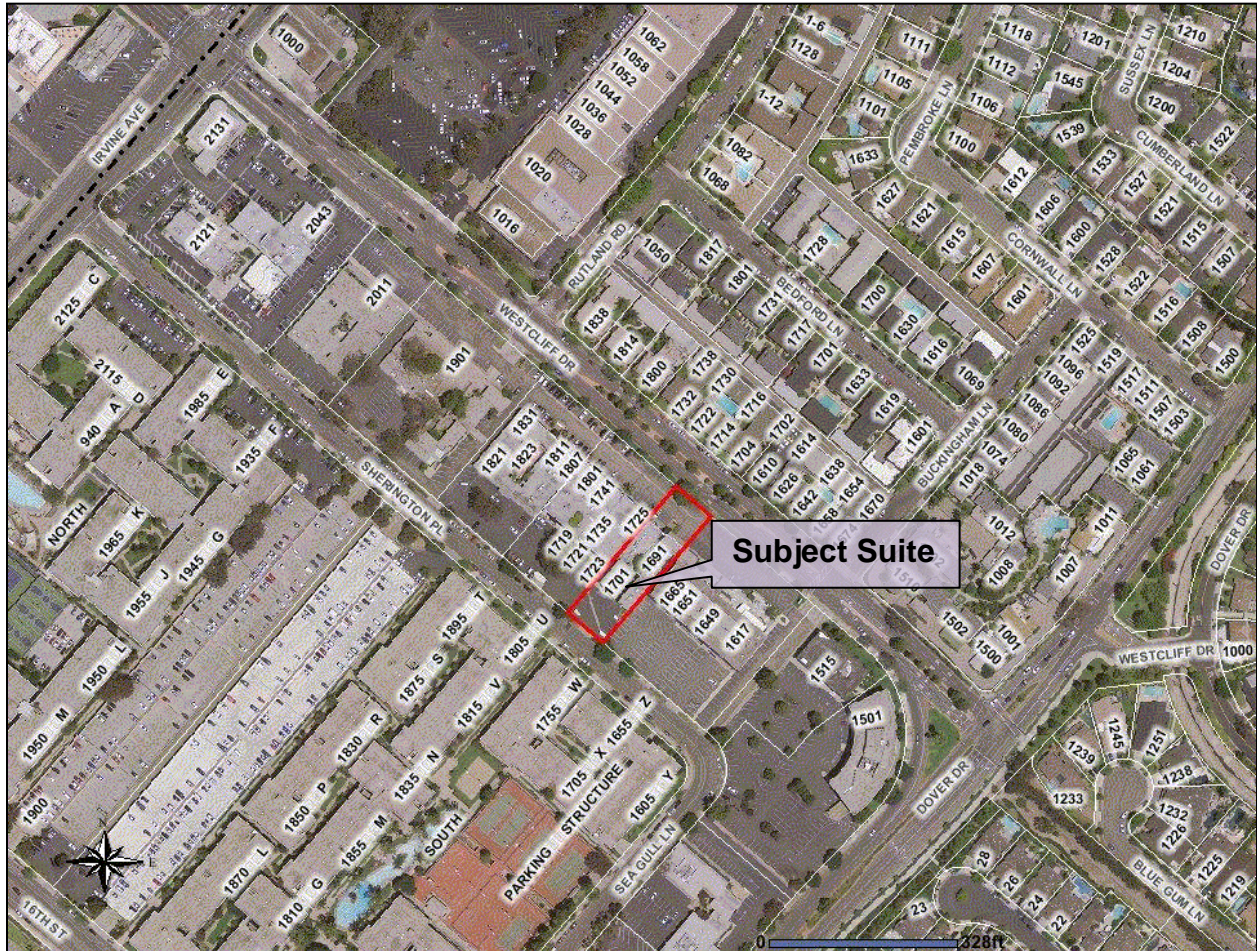
33. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

DRAFT

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2013-001
PA2013-004

1703 Westcliff Drive

Attachment No. ZA 3

Westcliff Court Parking Summary

Westcliff Court Parking Summary
(PA2013-004) Use Permit No. UP 2013-001

Unit	Tenant	Use	Sq. Ft.	Ratio	Requirement
1649	Elizabeth Charles	Women's Apparel	1,654	1/250	7
1651	Naomy & Adrian	Women's Apparel	1,008	1/250	4
1665	Sheared Sheep	Yarn Shop	650	1/250	3
1681	James Nasser	Hair Salon	743	1/250	3
1701	Gardenology	Interior Design/Retail Furnishings	2,356	1/250	9
1703	SUBJECT PREMISES	PROPOSED USE - TEA ROOM	810	1/50	17
1705	Cheryl Steffen	Paper Design/Stationery	680	1/250	3
1711	Management Office	On Site Management	354	1/250	1
1719	Solutions Premier Denim	Women's & Men's Apparel	1,095	1/250	4
1721	Gardenology	Interior Design/Retail Furnishings	954	1/250	4
1723	Barclay Butera, Inc	Interior Design/Retail Furnishings	2,161	1/250	9
1725	Lou Roy Elder	Eyewear	1,496	1/250	6
1727	Mephisto	Footwear - Men's & Women's	1,318	1/250	5
1735	Tootsie's Newport Beach	Footwear & Accessories - Women's	1,096	1/250	4
1741	Pizza Bakery	Pizza by the Slice	1,373	Waiver	10
1745	Butera Collection	Interior Design/Retail Furnishings	1,660	1/250	7
1801	Red Balloon	Childrens & Women's Apparel	1,950	1/250	8
1803	James Perse	Men's & Women's Apparel	1,696	1/250	7
1805	Haute Cakes	Deli/Bakery	2,025	Waiver	13
1811	Urban Gardener	Florist/Gifts	813	1/250	3
1815	Kirsty Ashford	Beauty Supply	943	1/250	4
1821	Kirsty Ashford	Hair Salon	2,369	1/250	9
1823	Monogram Store	Embroidery/Gifts	713	1/250	3
1829	Raffine Day Spa	Makeup/Eye Lash Extensions	1,242	1/250	5
1831	Margaret's Cleaners	Dry Cleaners	1,194	1/250	5
Total Parking Required					153
Total Parking Provided					165

March 14, 2013

Attachment No. ZA 4

Project Description

Project Description

The Tea Room is a facility where we will blend and mix our own custom gourmet teas for retail. Our customers will have the ability to sit and taste the teas during tastings and prior to purchase and we wish to provide a small variety of refreshments along that if they so wish.

Our primary role is that of a gourmet tea blender and merchandiser with the offering of refreshments in sandwiches and pastries/scones.

We will host tea tastings throughout the week with a selected blend as a "Tea of the Month"

2 thirds of the store will accomodate the retail element of the business with additional merchandise that we'll be selling such as cast iron tea pots, cafatieres, cups and saucers etc. Everything tea based with a splash of union jack items from the UK. The seating area is for our clients who want to sit and enjoy the tea that they are looking to purchase.

I anticipate a huge portion of our business to be retail given we are blending and selling online also as a tea provider.

Today I met with Walmart and looking to get our teas in their stores as a vendor and we're currently speaking with Tully's Coffee also.

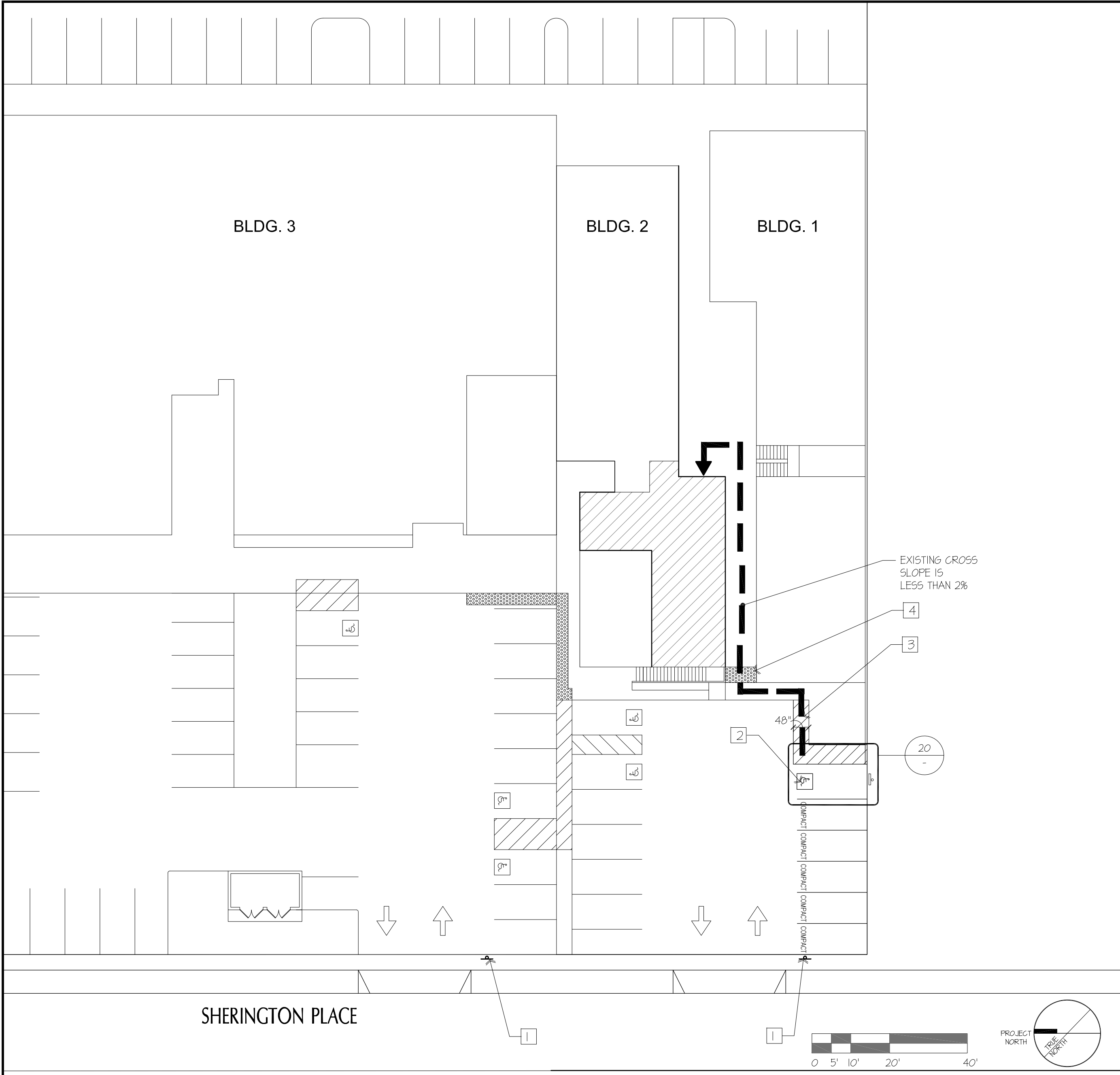
The square footage of our entire store is 1300sq feet . Parking is appropriate for our use as far as I can see and been advised by the Leasing Manager and according to the allotment for other tenants.

Our hours of opening will be 9am to 4 pm and I will have 4 full time staff at any time.

The seating area will be set to accomodate 20-25 people at any one given time but I don't anticipate there being that many people in one sitting, unless we do a large group tea tasting.

Attachment No. ZA 5

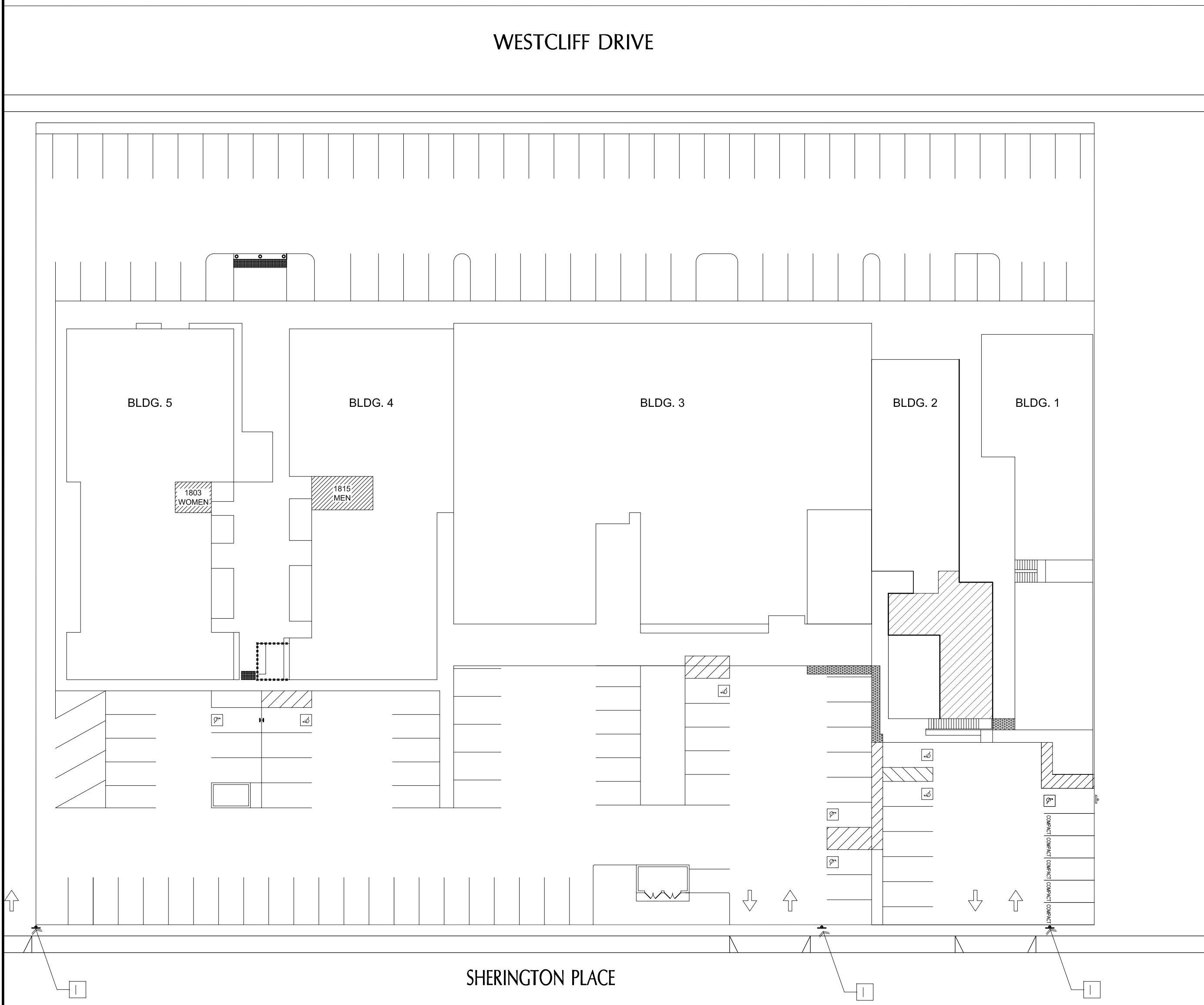
Project Plans



SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

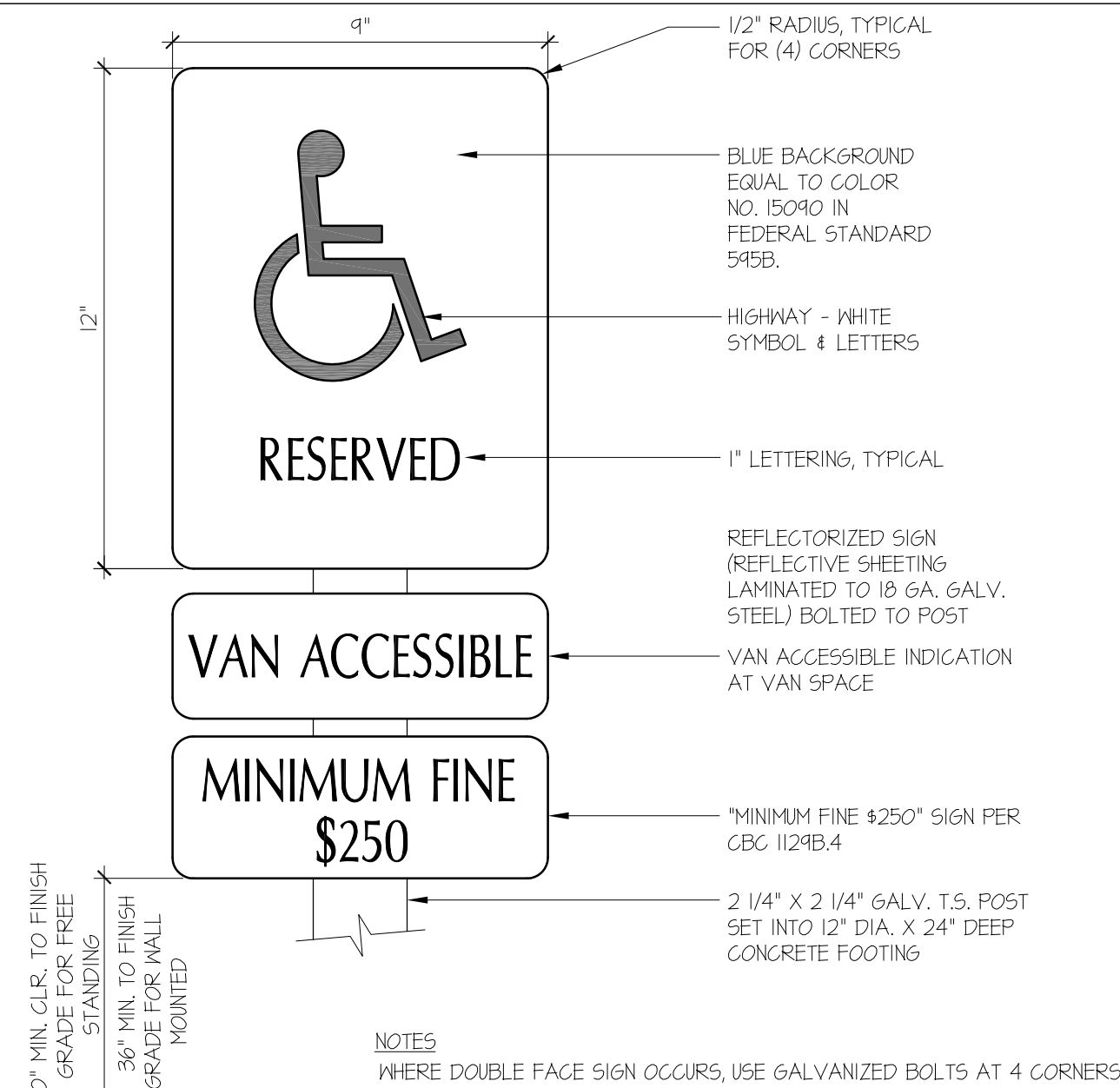
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OVERALL CENTER SITE PLAN - PROPOSED

SCALE: 1" = 30'-0"

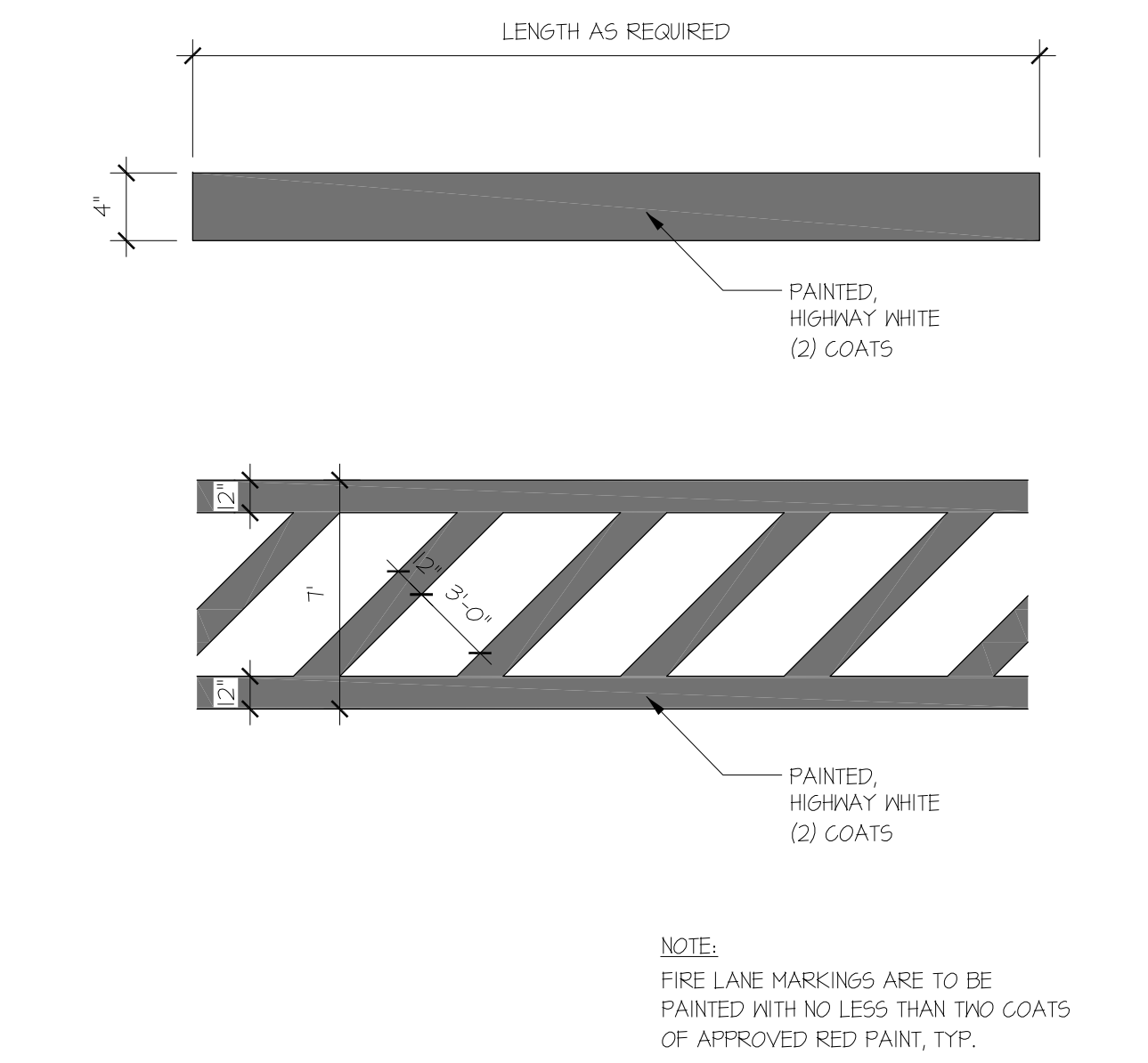
17



PARKING SPACE SIGNAGE

SCALE: 3" = 1'-0"

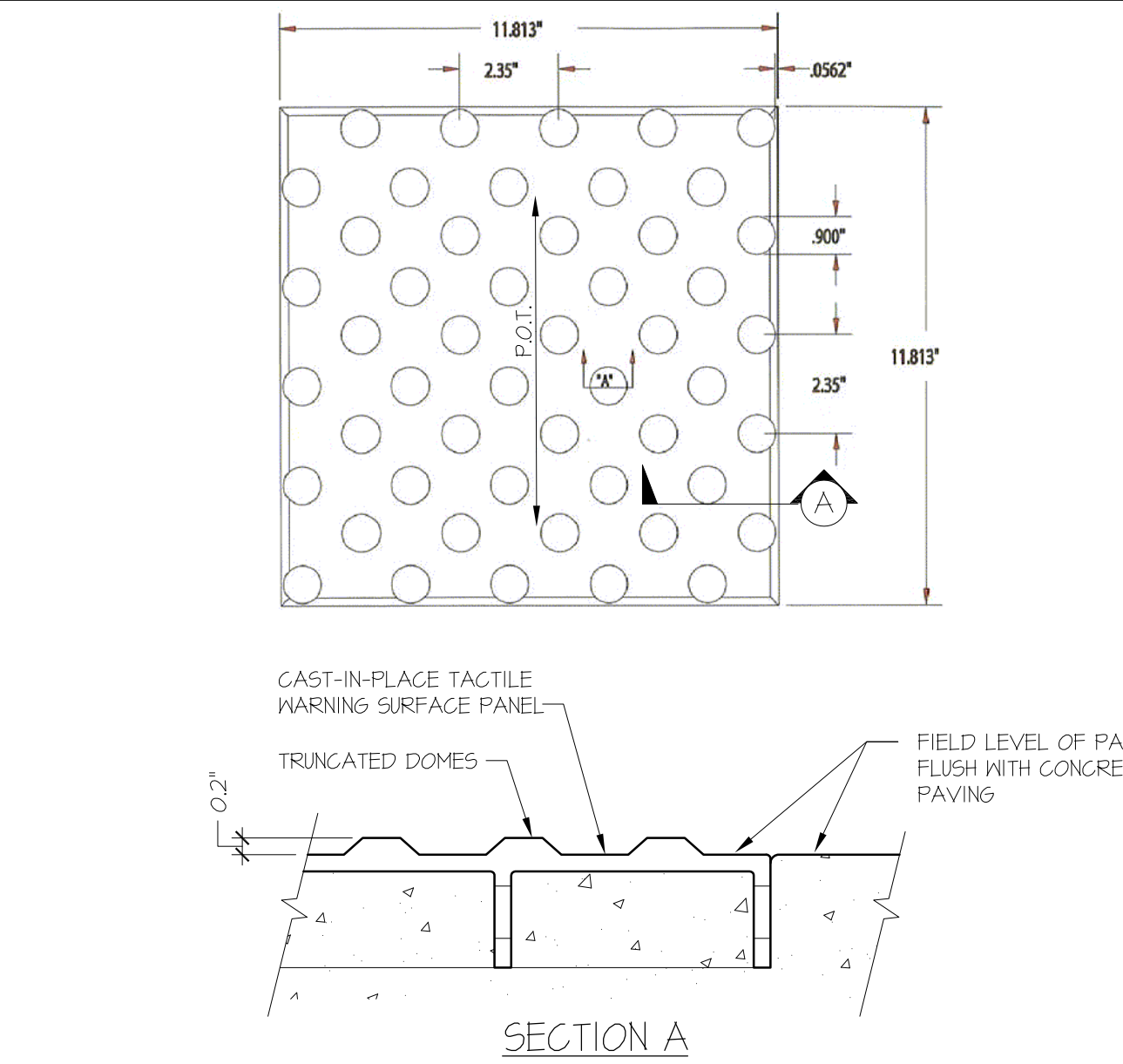
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PAVEMENT STRIPING

SCALE: N.T.S.

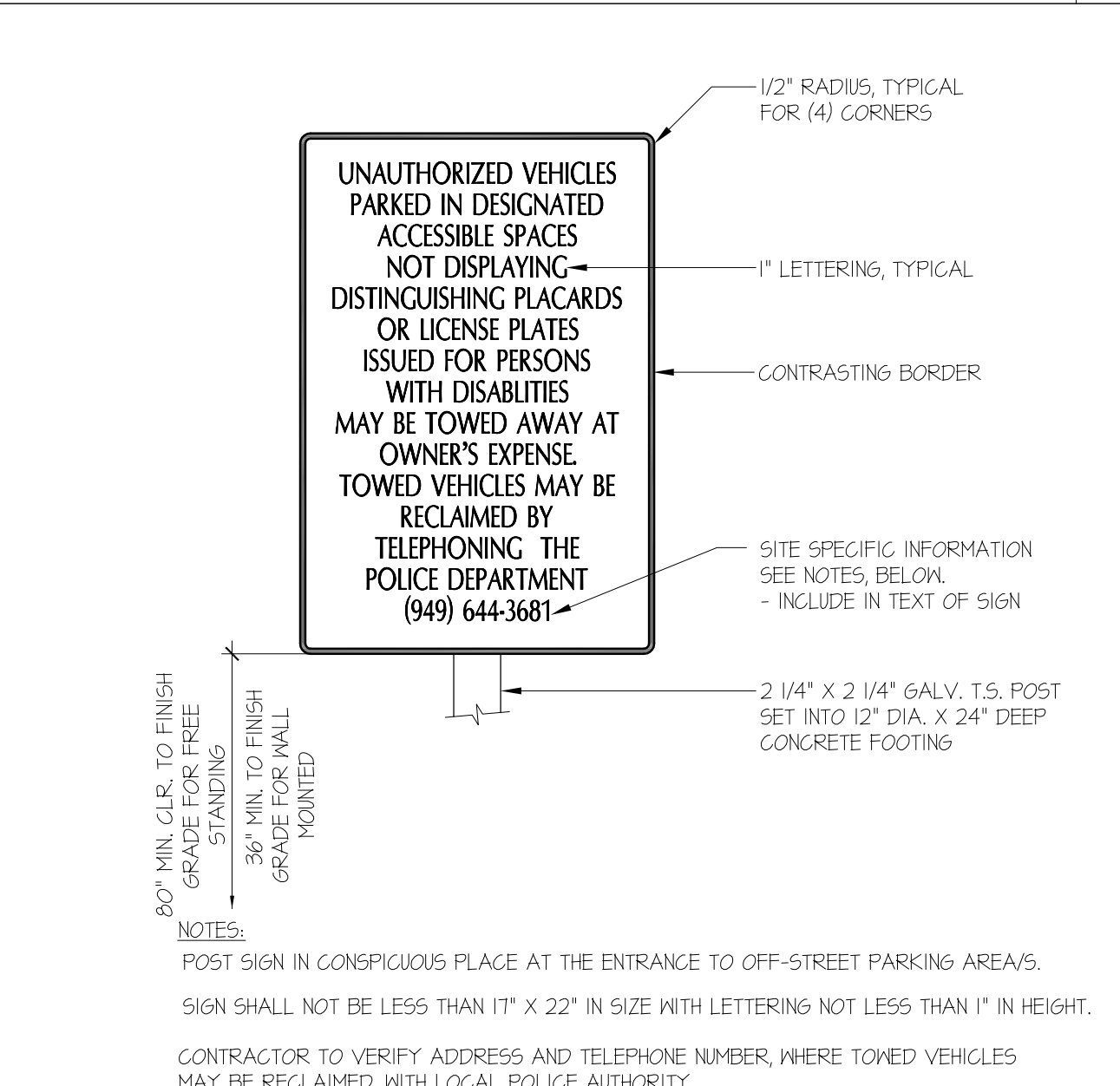
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TACTILE PANELS

SCALE: 3" = 1'-0"

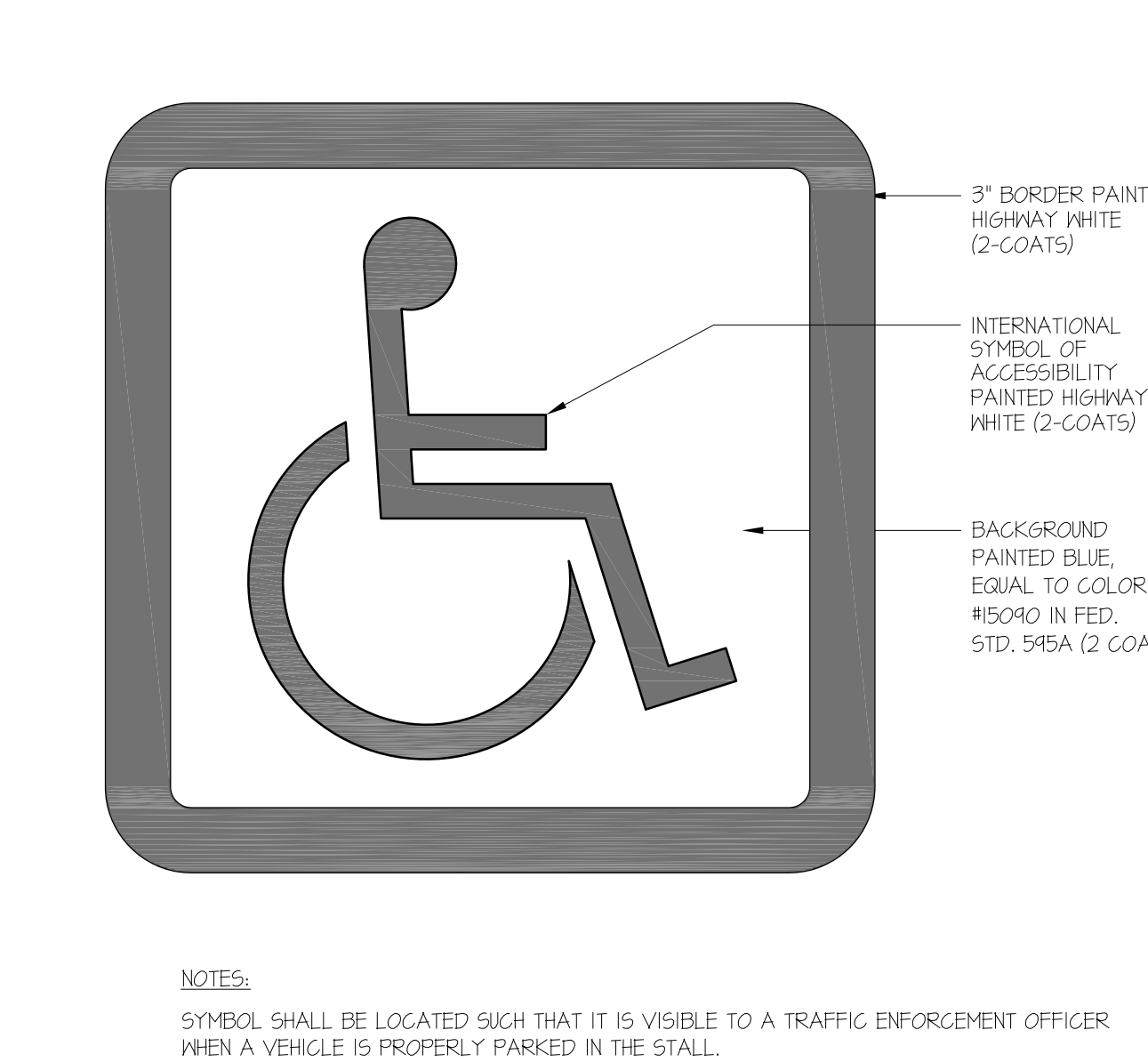
18



UNAUTHORIZED VEHICLE SIGNAGE - EXISTING

SCALE: 1 1/2" = 1'-0"

9



ACCESSIBLE PARKING SYMBOL

SCALE: 1 1/2" = 1'-0"

14



ACCESSIBLE PARKING SPACE

SCALE: 1/8" = 1'-0"

20

GENERAL NOTES

- LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- VERIFY ALL EXISTING 4" FINISH GRADES, DIMENSIONS 4" SITE CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL GRADING WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF THE UNIFORM BUILDING CODE, TITLE 24, AND LOCAL CODES OR ORDINANCES. IN THE EVENT OF CONFLICTING PROVISIONS, ALWAYS CONFORM TO THE STRICTER REQUIREMENTS.
- DETERMINE NECESSARY SUBGRADE ELEVATIONS AND CONSTRUCT SMOOTH TRANSITIONS BETWEEN FINISHED GRADES. FINISHED GRADE ELEVATIONS ADJACENT TO BUILDING PERIMETERS TO BE 6" BELOW FINISHED FLOOR ELEVATIONS, UNO.
- ALL CONCRETE PAVING TO BE MED. BROOM FINISH UNLESS NOTED OTHERWISE.
- PROVIDE DRAINAGE PIPING OF THE FOLLOWING SIZES:
 - A. CONDENSATE DRAINS: 2" DIAMETER, UNO.
 - B. ROOF DRAINS, PLANTER DRAINS: 4" DIAMETER, UNO.
 - C. STORM DRAIN LINES: 6" DIAMETER MIN, UNO.
- ALL CONDENSATE, ROOF, PLANTER, AND AREA DRAINS TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM, UNO.
- PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELLED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. GROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (103B.B.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (103B.B.6). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLES WITH CBC 103B.

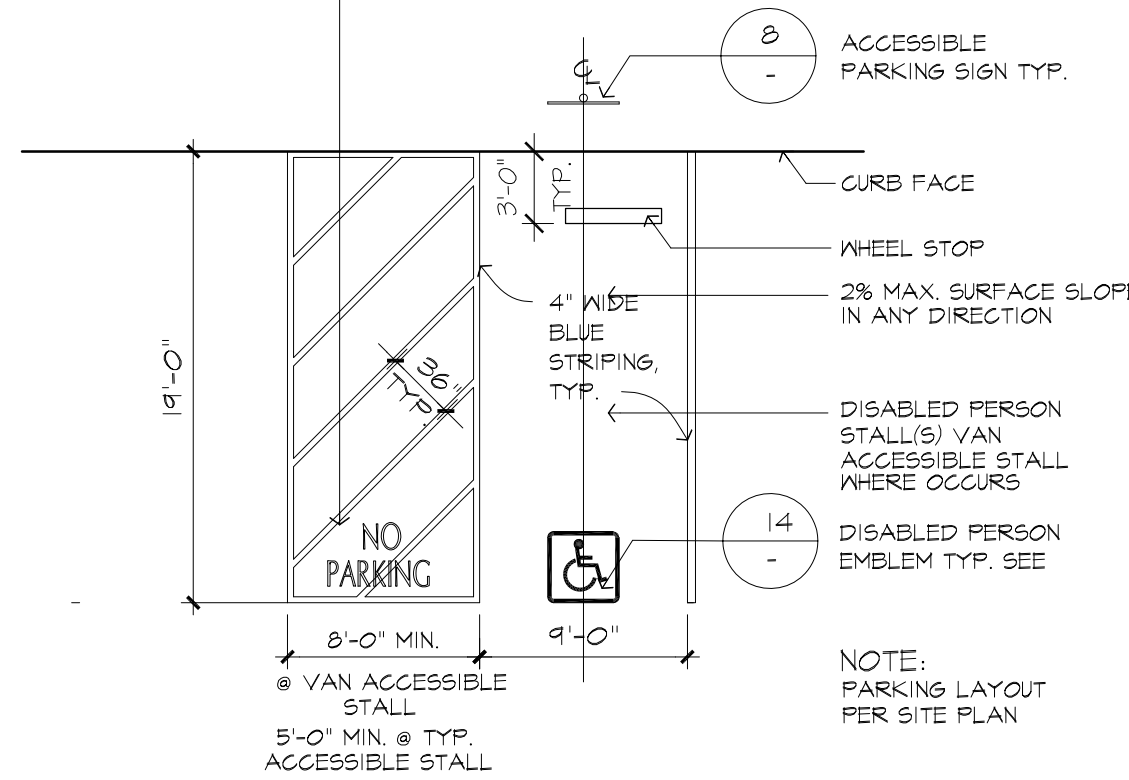
LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ▲ ACCESSIBLE ENTRY/EXIT (SEE CONST. NOTE 9)
- - - ASSUMED PROPERTY LINE

KEYNOTES

- (E) PARKING LOT ACCESSIBILITY AND UNAUTHORIZED VEHICLE SIGN, SEE DETAIL 9/-
- RESTRIPING PAVING FOR NEW ACCESSIBLE PARKING STALL. REMAINING STALLS TO BE 'COMPACT', 8'-0" WIDE
- STRIPING PAVING TO DELINEATE ACCESSIBLE PATH OF TRAVEL.
- EXISTING TACTILE WARNING DEVICES WHERE SHOWN, SEE DETAIL 18/-

THE WORDS 'NO PARKING' SHALL BE PAINTED ON THE GROUND WITHIN EACH ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (2) COATS MIN. HIGHWAY WHITE.



ACCESSIBLE PARKING SPACE

SCALE: 1/8" = 1'-0"

20

steinerstudio
architecture and interior design

ARCHITECT • INTERIOR DESIGNER
REGISTERED ARCHITECT • REGISTERED INTERIOR DESIGNER
STATE OF CALIFORNIA

Amy Steiner Bagley, Architect
17800 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 949.387.9896

architecture
interiors
furniture specification

TENANT IMPROVEMENT @
THE TEA ROOM

1703 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92660

project number : 0218

file name: SP-LDVG

drawn by: AS, checked by: JO.

date: 2/12/18

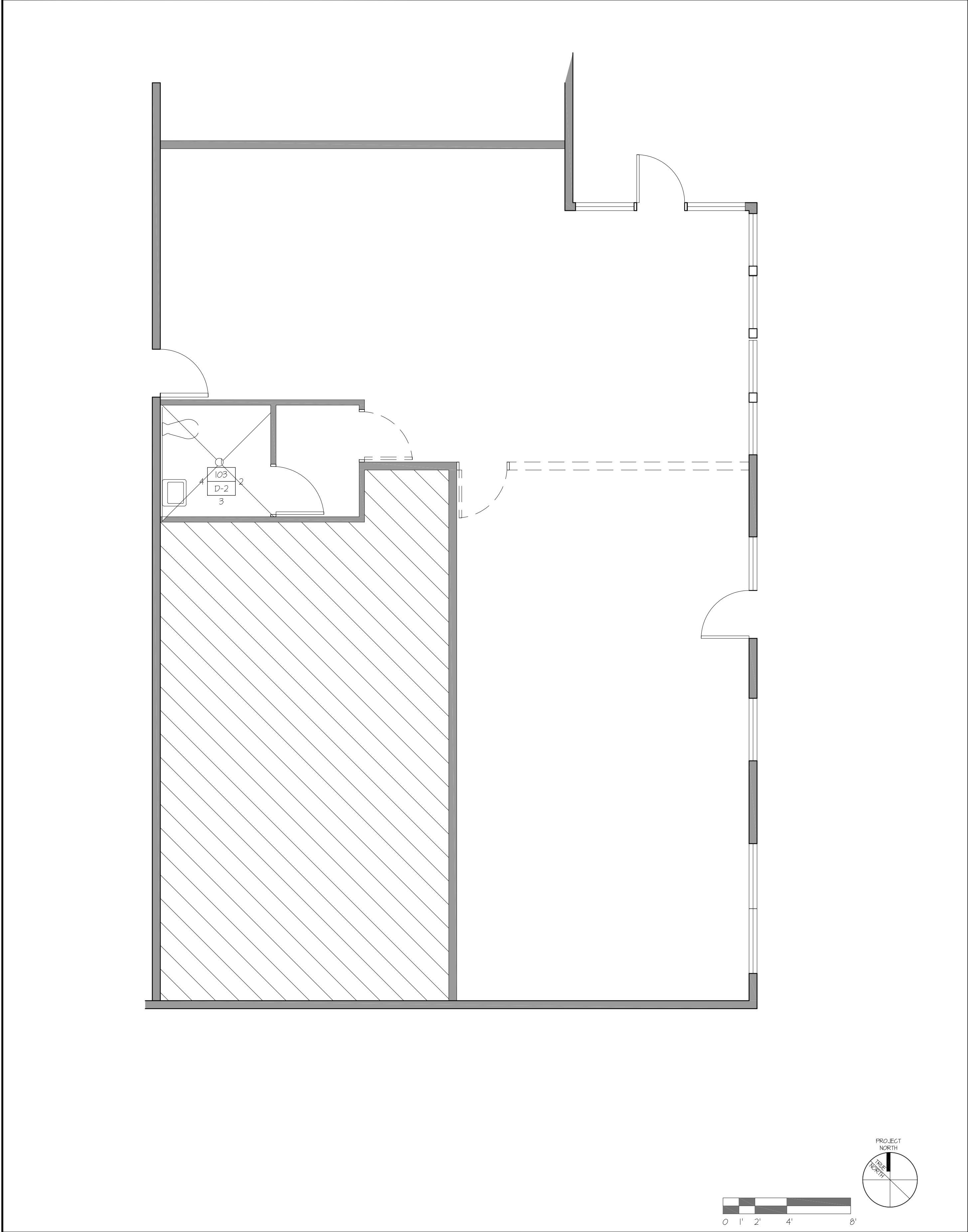
Rev. date: description:

2/21/18	SUBMITTAL (MINOR USE PERMIT)
	SUBMITTAL (BUILDING DEPART.)
	SUBMIT. (ENVIRON. HEALTH DEPART.)
	BACK CHECK SUBMITTAL

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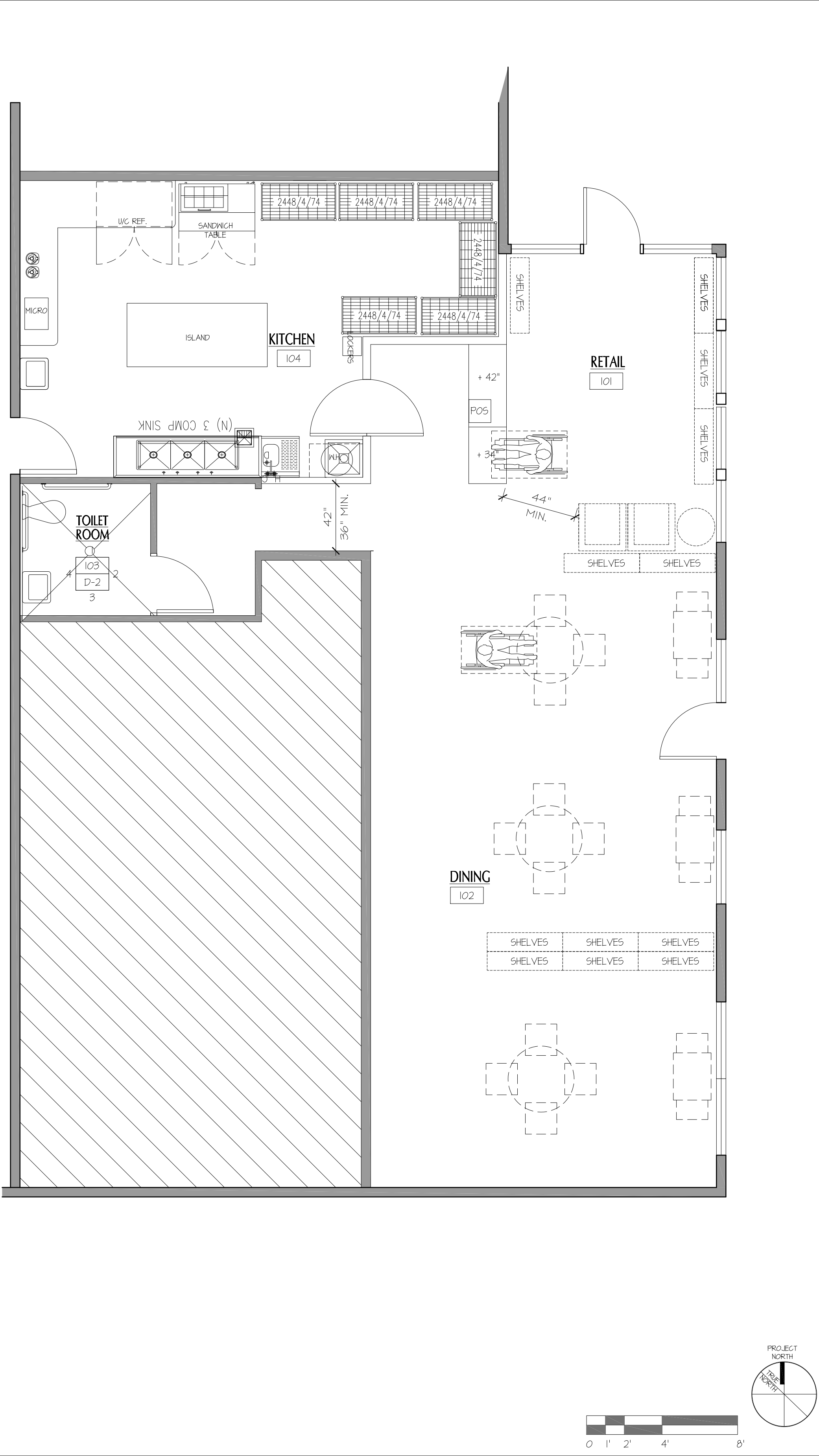
drawing title:
SITE PLAN & DETAILS
OPTION # 1

drawing no:
AS-1
drawing of 10



DEMO PLAN
SCALE: 1/4" = 1'-0"

1



FLOOR PLAN
SCALE: 1/4" = 1'-0"

2

GENERAL (DEMOLITION) NOTES

- A. REFER TO CONSTRUCTION PLAN, SHEET A-1 FOR SCOPE OF NEW WORK.
- B. WORK INCLUDED - DEMOLITION, REMOVAL, AND PATCHING INCLUDING-
- A. PROTECTION OF EXISTING WORK TO REMAIN
- B. TEMPORARY PARTITIONS AND BARRICADES
- C. REMOVAL OF ITEMS SHOWN
- D. REMOVAL, STORAGE, PROTECTION AND INSTALLATION OF ITEMS TO BE UTILIZED IN THE NEW CONSTRUCTION
- E. REMOVAL OF EXISTING ITEMS TO NEW LOCATIONS, AS INDICATED
- F. DEBRIS REMOVAL
- G. PATCHING
- C. IN AS MUCH AS THE REMODELING AND/OR THE REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING THE EXISTING CONDITIONS AND BECAUSE SOME OF THE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE CLIENT/OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND ARCHITECT UNDER THE AGREEMENT FOR ARCHITECTURAL AND DESIGN SERVICES.
- D. CONTRACTOR TO CHECK ALL DRAWINGS CAREFULLY AND THOROUGHLY AND INVESTIGATE EXISTING CONSTRUCTION, CONDITIONS AND OBSTRUCTIONS. CONTRACTOR TO PROVIDE AND INSTALL ALL SHORING AND BRACING NECESSARY TO POSITIVELY PROTECT THE STRUCTURAL ELEMENTS OF THE BUILDING. ALL SHORING AND BRACING TO BE REMOVED WHEN NEW CONSTRUCTION IS SAFELY IN PLACE. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS IMMEDIATELY UPON DISCOVERY OF DISCREPANCY.
- E. CONTRACTOR TO EXAMINE THE SITE & ALL CONDITIONS & LIMITATIONS. TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS & INCLUDE WHATEVER IS NEEDED TO COMPLETE THE WORK IN EVERY PART SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED TO ATTAIN THE COMPLETED CONDITION CONTEMPLATED BY THE CONTRACT.
- F. CONTRACTOR TO EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR RE-USE. MECHANICS SKILLED IN THE APPROPRIATE CRAFTS SHALL BE UTILIZED FOR THE SPECIFIC TASK. PROVIDE PROPER PROTECTION.
- G. SPECIAL CARE SHALL BE TAKEN DURING THE DEMOLITION OF PLUMBING AND ELECTRICAL ITEMS. CONTRACTOR TO VERIFY THAT WATER HAS BEEN TURNED OFF AT THE SOURCE TO PRECLUDE WATER DAMAGE TO FLOORS, CEILINGS AND WALLS. CONTRACTOR TO ALSO VERIFY THAT ELECTRICAL CIRCUITS IN THE DEMOLISHED AREA HAVE BEEN SHUT OFF. DO NOT LEAVE EXPOSED WIRING IN AN UNSAFE CONDITION. ALL EXISTING CIRCUITS SHALL BE LABELED ON THE APPROPRIATE PANEL SCHEDULE. THOSE CIRCUITS NOT RE-USED SHALL BE ABANDONED AND INDICATED AS 'OPEN' ON THE PANEL SCHEDULE.
- H. CONTRACTOR TO INCLUDE THE REWORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW JOINT WORK JOIN AND MATCH THE EXISTING SURFACES TO REMAIN.
- I. CONTRACTOR TO ERECT TEMPORARY DUST BARRIERS OF PLYWOOD OR OTHER ACCEPTABLE MATERIAL WHICH WILL POSITIVELY PREVENT THE PASSAGE OF DEBRIS & DUST. PROVIDE SEAL ACROSS THE ENTIRE PERIMETER AND JOINTS OF BARRIER.
- J. CONTRACTOR TO PROVIDE PROTECTION OF PERSONNEL. PROVIDE SIGNS, ERECT BARRICADES & OTHER SUCH FORMS OR WARNINGS AS REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF DANGER.
- K. CONTRACTOR TO PROVIDE FORMS OF PROTECTION AS MAY BE REQUIRED TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO BE REMOVED.
- L. ANY BOLTS, CONDUIT, ETC., TO BE REMOVED SHALL BE CHIPPED OUT OF CONCRETE 1" MINIMUM BELOW TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE. PROVIDE CONCRETE FILLER TO LEVEL SLAB AS REQUIRED.
- M. CONTRACTOR TO EXERCISE CARE WITH THE REMOVAL OF ITEMS THAT ARE TO REMAIN IN ORDER TO COMPLETE THE INDICATED WORK. REPLACED WORK SHALL MATCH ITS CONDITION AT THE START OF THE WORK.
- N. CONTRACTOR TO REPLACE DAMAGED ITEMS INCLUDING LIGHT FIXTURES, ELECTRICAL DEVICES, LIFE SAFETY DEVICES, ETC. THAT ARE DESIGNATED AS 'EXISTING TO REMAIN' OR 'EXISTING TO BE RELOCATED OR RE-USED'.
- O. CONTRACTOR TO REMOVE ALL EXISTING POWER AND SIGNAL WIRES, CABLES, J-BOXES, CONDUIT, ETC. BACK TO POINT OF ORIGIN FOR AREAS WHERE PARTITIONS ARE TO BE DEMOLISHED. THERMOSTATS, LIGHT AND FAN SWITCHES, ELECTRICAL, TELEPHONE AND LIFE SAFETY DEVICES SHALL BE RELOCATED AS REQUIRED.
- P. HOLES THROUGH EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONDUIT, PIPING OR ELECTRICAL POKE THROUGH SHALL BE NEATLY CORED, TO SATISFY THE LOCATION AND SIZE OF THE RESPECTIVE TRADES. COORDINATE WORK WITH THE VARIOUS TRADES TO ASSURE THE PROPER SEQUENCE, LIMITS, METHODS, AND TIME OF PERFORMANCE.
- Q. CONTRACTOR TO PROVIDE AND MAINTAIN TEMPORARY PARTITIONS FOR THE PROTECTION OF THE EXISTING ADJACENT FACILITY, CONTENTS AND ANY NEW WORK OF THIS CONTRACT AGAINST DUST, WEATHER DAMAGE AND NOISE. RELOCATE TEMPORARY PARTITIONS AS WORK PROGRESSES.
- R. ALL REMOVED MATERIALS NOT DESIGNATED OTHERWISE AND ALL DEBRIS FROM THE WORK BECOMES THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE IT FROM THE SITE.
- S. EXISTING CARPET, FLOOR COVERINGS AND BASE SHALL BE REMOVED, UNLESS NOTED OTHERWISE. PREPARE SUBSTRATE TO RECEIVE NEW FINISHES.
- T. CONTRACTOR SHALL NOT ALLOW MATERIALS AND DEBRIS GENERATED FROM DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE FROM SITE DAILY, IN ACCORDANCE WITH THE OWNER. DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- U. CONTRACTOR SHALL LEAVE ALL SPACES IN A BROOM CLEAN CONDITION WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.
- V. VERIFY WITH OWNER FOR REQUIREMENTS DURING ALL DEMOLITION, LOBBY AND CORRIDOR WORK, CLEAN UP, REMOVAL, ETC., FOR THE USE OF AND PROTECTION OF ELEVATOR, LOBBIES, CORRIDOR, & LOADING AREA DURING THE DEMOLITION & CLEANING PROCESS. CONTRACTOR TO ARRANGE WITH THE OWNER FOR SCHEDULE OF PERMITTED DEMOLITION AND CLEAN UP ACTIVITIES PRIOR TO THE COMMENCEMENT OF WORK.
- W. CLIENT/OWNER TO SCHEDULE CONSTRUCTION JOB WALK WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- X. CONTRACTOR TO REVIEW ALL CONTENTS OF CONSTRUCTION DOCUMENTS FOR FULL SCOPE OF DEMO AND SUBSEQUENT INTERIOR IMPROVEMENTS.
- Y. CONTRACTOR TO REVIEW ADDITIONAL DRAWINGS FOR DEMO/ALTERATION OF ADDITIONAL INTERIOR ELEMENTS, I.E., REFLECTED CEILING PLAN A-1, POWER/VOICE/DATA PLAN A-2 (FOR EXISTING OUTLETS TO REMAIN) AND FINISH/MILLWORK PLAN.
- Z. CONTRACTOR TO SALVAGE FOR REUSE ANY POSSIBLE MATERIALS (I.E. DOOR HARDWARE ASSEMBLY, COMPONENTS, ETC.) FROM DEMOLITION ITEMS CREATED AS A RESULT OF SUITE ALTERATIONS. V.J.F. U.O.N.
- AA. CONTRACTOR TO SALVAGE AND STORE (ON OR OFF SITE) OR DISPOSE OF ANY SURPLUS REUSABLE CONSTRUCTION MATERIALS, INCLUDING LIGHT FIXTURES FROM DEMOLITION IN SUITE AS DIRECTED BY OWNER.
- BB. ALL EXISTING TO REMAIN ITEMS TO BE REPAIRED AND CLEANED AS REQUIRED.

KEY NOTES (DEMO)

1. EXISTING BUILDING STANDARD DEMISING WALL TO REMAIN. STRIP ANY WALLCOVERING AND PATCH SMOOTH TO RECEIVE NEW FINISHES. TYPICAL.
2. EXISTING PARTITIONS TO BE DEMOLISHED WHERE SHOWN DASHED ON PLAN. INCLUDE ANY GLASS, MILLWORK, ELECTRICAL, PLUMBING, ETC. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS.
3. REMOVE EXISTING DOORS AND FRAMES WHERE SHOWN DASHED ON PLAN.
4. EXISTING LIGHTING AND HARD/ID CEILING TO REMAIN AS IS THROUGHOUT SUITE. CONTRACTOR TO VERIFY THAT LIGHTING WITHIN KITCHEN HAS SHATTERPROOF LENSES.
5. EXISTING TOILET ROOM TO REMAIN AS IS. CONTRACTOR TO VERIFY ADA COMPLIANT DIMENSIONS AS SHOWN ON THE ENLARGED TOILET PLAN.
6. DEMOLISH EXISTING TILE IN KITCHEN AREA AND REPLACE WITH NEW 18"x18" TILE TO MATCH EXISTING TILE PER FINISH SCHEDULE.
7. REMOVE EXISTING VCT IN DINING AREA AND REPLACE WITH NEW 18"x18" TILE TO MATCH EXISTING TILE PER FINISH SCHEDULE.

GENERAL (PARTITION) NOTES

- A. THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT.
- B. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- C. DOORS IN PATH OF EXIT TRAVEL SHALL BE OPERABLE WITHOUT REQUIRING GRASPING.
- D. CONTRACTOR TO REUSE ALL POSSIBLE MATERIALS (I.E. DOORS, HARDWARE, FIXTURES, ETC.) FROM ANY DEMOLITION ITEMS CREATED IN SUITE. U.O.N.
- E. CONTRACTOR TO SALVAGE AND STORE ALL SURPLUS REUSABLE MATERIALS FROM ANY DEMOLITION OF EXISTING ITEMS ON SITE AS DIRECTED BY OWNER.
- F. PATCH ALL REMAINING EXISTING WALL SURFACES TO 'NEAR NEW' CONDITION WHERE DAMAGED AS ANY DEMOLITION OCCURS, AND WHERE OTHERWISE REQUIRED TO MATCH NEW WALLS. V.J.F. CONTRACTOR TO TOUCH-UP ANY SCRATCHES ON ALL EXISTING DOORS AND FRAMES TO 'NEAR NEW' CONDITION (TYPICAL), WHERE REQUIRED. V.J.F.
- H. CONTRACTOR TO JOB SITE FIELD VERIFY ALL EXISTING CONDITIONS CONCERNING PROPOSED CONSTRUCTION AND USAGE OF AVAILABLE AND NEW MATERIALS. CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING OWNER AND ARCHITECT OF ANY DISCREPANCIES THAT ARE APPARENT ON PLANS AT TIME OF PROJECT BID PROCESS AND PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION.
- I. PREP/SKIM COAT ANY EXISTING DAMAGED WALLS AS REQUIRED. PREP SURFACES FOR NEW FINISHES. SEE FINISH/MILLWORK PLAN.
- J. REFER TO FINISH/MILLWORK PLAN FOR ADDITIONAL INFORMATION ON EXISTING OR NEW FINISHES AND BUILT-IN MILLWORK.
- K. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO OBTAIN CHALKED LAYOUT APPROVAL OF NEW PARTITIONS FROM STEINER STUDIO.
- L. ANY COMMENCED FRAMING EXECUTED PRIOR TO JOB SITE WALK AND APPROVAL WILL BE SUBJECT TO DEMO AND REBUILT AT CONTRACTOR'S EXPENSES.
- M. ALL PARTITIONS (NEW AND EXISTING) TO REMAIN TO MEET SLAB FLOOR WITH CAULK SEAL AND SMOOTH SURFACE TO RECEIVE BASE MATERIAL.
- N. PARTITIONS TO RECEIVE NEW MILLWORK ARE TO RECEIVE BLOCKING AS REQUIRED BY MILLWORK SUB-CONTRACTOR. SEE FINISH/MILLWORK PLAN AND ELEVATIONS. CONTRACTOR TO COORDINATE.
- O. KEYNOTES ARE EXPLICIT FOR THIS PROJECT AND PROVIDE OVERRIDING INFORMATION IN ADDITION TO GENERAL NOTES.
- P. ALL EXISTING TO REMAIN ITEMS TO BE REPAIRED OR CLEANED AS REQUIRED.
- Q. INSULATION TO EXISTING UNDERSIDE OF THE ROOF STRUCTURE FOR ALL DEMISING WALLS BY TENANT'S GENERAL CONTRACTOR.
- R. ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN MANNER THAT IS CONCEALED FROM PUBLIC VIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES. FREESTANDING SENSOR PEDESTALS ARE PROHIBITED.

KEY NOTES

1. EXISTING DEMISE PARTITION TO REMAIN.
2. PROVIDE NEW CEILING HEIGHT STANDARD INTERIOR PARTITION. SEE DETAIL D-1/D-1.
3. EXISTING RESTROOM TO REMAIN AS IS. CONTRACTOR TO VERIFY ADA DIMENSIONS ON ENLARGED TOILET PLAN.
4. PROVIDE NEW MILLWORK CASHWRAP. SEE SHEET D-2 FOR ACCESSIBLE HEIGHTS.
5. PROVIDE NEW MILLWORK ISLAND. SEE SHEET D-2.
6. PROVIDE 3'-0" X 1'-0" DOUBLE SWING DOOR INTO KITCHEN WITH ALUMINUM FRAME. ROOM #104.
7. PROVIDE AND INSTALL ALL FOOD SERVICE EQUIPMENT SHOWN ON PLAN AND EQUIPMENT SCHEDULE AND PLAN ROOM #104.
8. WALL MOUNTED WOOD SHELVES, 2 ROWS HIGH, NOT IN CONTRACT.
9. NEW WALL MOUNTED SHELVING UNITS, 4'-0" X 1'-0". OWNER PURCHASED CONTRACTOR INSTALLED. SEE DETAIL 12 & 13/D-1 FOR BACKING.
10. NEW FLOOR MOUNTED SHELVING UNITS, 4'-0" L x 5'-0" H. NOT IN CONTRACT.
11. PAINT ALL WALLS AND CEILING THROUGHOUT. SEE FINISH SCHEDULE AND PLAN, SHEET A-4.
12. PROVIDE NEW 6"x6" QUARRY TILE AND 4" QUARRY TILE BASE IN KITCHEN ROOM #104. PROVIDE 18"x18" TILE THROUGHOUT REMAINDER OF DINING AREA TO MATCH EXISTING. ROOM #102.
13. PROVIDE RECESSED FIRE EXTINGUISHER CABINET TYPE 2-A10-B, C TO MEET ALL CURRENT CODE REQUIREMENTS. CONFIRM EXACT LOCATION.
14. THRESHOLD. SEE DETAIL 10B/D-1 FOR MAX HEIGHT.
15. PROVIDE TACTILE EXIT SIGN. SEE DETAIL 20/D-1.
16. PROVIDE AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ACCESSIBLE ENTRANCE. SEE DETAIL 14/D-1.

LEGEND

SYM.	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN.
	NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING.
	NEW OR EXISTING GLASS.
	NEW LOW WALL PARTITION.
	NEW INSULATED PARTITION.
DOOR SYMBOLS:	
	DOOR NUMBER OR "E" FOR EXISTING TO REMAIN
	DOOR TYPE
	DOOR HARDWARE

DOOR SCHEDULE

- DOOR TYPES:
- A. EXISTING DOOR ASSEMBLY, 3'-0" X 1'-0" X 1/2". THE BOTTOM 10" OF THE DOOR SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED TO A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- B. EXISTING INTERIOR DOOR ASSEMBLY, 3'-0" X 1'-0" X 1 3/4" SOLID CORE DOOR.
- C. INTERIOR DOUBLE SWING DOOR ASSEMBLY, 3'-0" X 1'-0" DOOR WITH VISION PANEL INTO KITCHEN, 3'-0" X 1'-0" ALUMINUM FRAME, CLEAR ANODIZED FINISH. "AG-1" OR APPROVED EQUAL.
- DOOR HARDWARE:
- a. EXISTING LEVER SET, 2 PAIR HINGES, FLOOR STOP, WHERE LEVER HARDWARE OCCURS AT EXIT ACCESS DOORS, HARDWARE MUST RETRACT BOTH LOCKS WITH A SINGLE OPERATION. CBC 1000.1.2.4. ADA COMPLIANT
- b. NEW INTERIOR PUSH AND PULL PLATE.

NOTES:

LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR LEVER HARDWARE PER CBC 1000.2.5.2

DOOR/HARDWARE SUB-CONTRACTOR TO REVIEW ALL APPLICABLE GENERAL NOTES AND KEYNOTES ON THIS SHEET & INCLUDE IN SCOPE OF WORK. PRESENT ALL HARDWARE SPECS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING & INSTALLATION OF NEW PRODUCT.

LEGEND FOR DEMO PLAN

SYM.	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION ITEMS
	REMOVE DOOR ASSEMBLY
	(E) DOOR TO REMAIN

TENANT IMPROVEMENT @

THE TEA ROOM

1703 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92660


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architecture
interiors
furniture specification

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agency

project number : 0218

file name: A-1.DWG

drawn by: A.S. checked by: J.O.

date: 2/12/18

Rev. date: description:

2/2/18 SUBMITTAL (MINOR USE PERMIT)

SUBMITTAL (BUILDING DEPARTMENT)

SUBMIT (ENVIRONMENTAL HEALTH DEPARTMENT)

BACK CHECK SUBMITTAL

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drawing title:
DEMO PLAN &
FLOOR PLAN

drawing no:
A-1
drawing 2 of 10

ADDITIONAL
MATERIALS
RECEIVED

Item C.2. Johnny's Real New York Pizza (PA2013-013)

Handwritten page 9: It is unclear to me from the materials presented if the reference to "1320 Bison Avenue" in the title and Section 1.1 of the draft resolution adequate to identify the intended tenant space. Does each have a separate address? I suspect "Parcel 1 of Parcel Map 326-48" comprises a larger area.

Handwritten page 11, Finding A.v: The Zoning Code suggests this finding applies only to requests for an *amendment* of an existing alcohol-related permit, which would not seem to be the case here.

Handwritten page 12:

- Fact C.1: "...a mix of restaurants, **and** retail service uses. Johnny's **Real** New York Pizza ..."
- Fact C.2: I'm not sure approving more generous operating hours than those requested to provide flexibility to future tenants is desirable, since we don't know what the characteristics of those future tenants might be.

Handwritten page 15:

- Condition 16: Is there a wish to prohibit signs visible from outside advertising alcohol sales? Is this condition sufficient to accomplish that (i.e., is that already part of the Sign Standards)?

Handwritten page 16:

- Condition 31: "...under the control of the **license licensee**." (?)
- Condition 33: Was this intended to include the Police Department's recommendation of no reduced-price alcohol sales after 9 pm? It is also unclear to me how this condition is supposed to operate in connection with Condition 24 on handwritten page 15. Is a Special Event permit needed for promotions involving alcohol, even if they are within the normal operational characteristics and allowed by conditions?

Regarding the Police Recommendation (Attachment ZA 5):

On handwritten page 45, the Police acknowledge the Planning Division may recommend longer operating hours than those requested by the applicant, but it would not appear from handwritten page 46 that it is the applicant's hours they have evaluated and are commenting on. It is not clear to me they concur with or endorse the Planning Division's recommendation..

Item C.3. Westcliff Court Tea Room (PA2013-004)

Handwritten page 7, Section 2.1: The phrasing of the reference to "Section 15301 of the California Environmental Quality Act" is garbled. It is a section of the Implementing Guidelines in the California Code of Regulations, not of the CEQA.

Handwritten page 7, Section C.4: "... it is located less than 500 feet **of-a from** residential **district districts** directly to the north and south ..."

Handwritten page 13, Condition 13: I don't believe all the dumpsters in Westcliff Court are in 3-sided gated enclosures. I don't know if the ones for this property are or aren't.